099.0	0004	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	654,400 /	654,400
					USE VALUE:	654,400 /	654,400
					ASSESSED:	654,400 /	654,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOOD BONES ARLINGTON LLC
Owner 2:	
Owner 3:	
Street 1:	30 LAKE SHORE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENTURELLI BARBARA TRUSTEE -
Owner 2:	BV RIDGE NOMINEE TRUST -
Street 1:	PO BOX 371
Twn/City:	DUXBURY
St/Prov:	MA Cntry:
Postal:	02331

NARRATIVE DESCRIPTION

This parcel contains 6,794 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6794.000	217,700		436,700	654,400
Total Card	0.156	217,700		436,700	654,400
Total Parcel	0.156	217,700		436,700	654,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.65 | /Parcel: 353.6

Legal Description

User Acct 64575

GIS Ref

GIS Ref

Insp Date 10/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,700	0	6,794.	436,700	654,400	654,400	Year End Roll	12/18/2019
2019	101	FV	200,800	0	6,794.	436,700	637,500	637,500	Year End Roll	1/3/2019
2018	101	FV	200,800	0	6,794.	374,300	575,100	575,100	Year End Roll	12/20/2017
2017	101	FV	200,800	0	6,794.	349,300	550,100	550,100	Year End Roll	1/3/2017
2016	101	FV	200,800	0	6,794.	299,400	500,200	500,200	Year End	1/4/2016
2015	101	FV	199,800	0	6,794.	268,200	468,000	468,000	Year End Roll	12/11/2014
2014	101	FV	199,800	0	6,794.	248,300	448,100	448,100	Year End Roll	12/16/2013
2013	101	FV	199,800	0	6,794.	236,700	436,500	436,500		12/13/2012

!8034!

PRINT

Date	Time
12/10/20	22:37:30

LAST REV

Date	Time
12/07/20	15:10:05

mmcmakin

8034

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENTURELLI BARB	76161-365		11/13/2020		735,000	No	No		Fiduciary Deed
VENTURELLI JOHN	51419-74		7/9/2008	Family	1	No	No		
	11503-51		5/8/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/1997	181		10,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
2/20/2009	Meas/Inspect	372	PATRIOT
10/19/1999	Meas/Inspect	256	PATRIOT
8/28/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	64575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6794		Sq. Ft.	Site		0	70.	0.92	4									436,673						436,700	

Total AC/HA: 0.15597 | Total SF/SM: 6794 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,673 | Spl Credit | Total: 436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99445504
Adj $ / SQ:	127.539
Other Features:	90950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295741
Depreciation:	78076
Depreciated Total:	217665

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

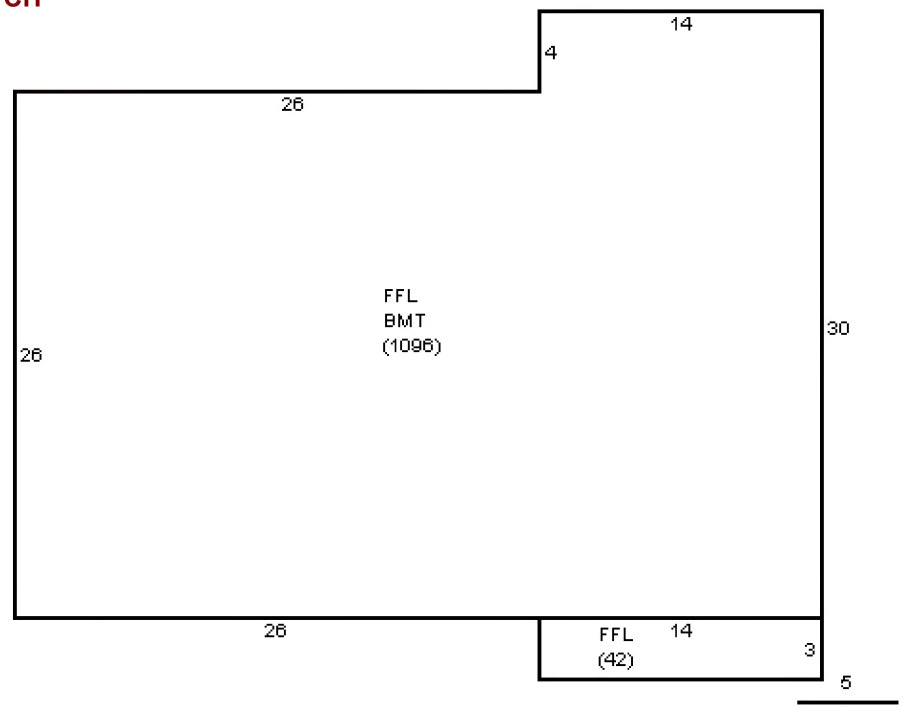
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.54
Special Features:	0	Val/Su Net:	97.45
Final Total:	217700	Val/Su SzAd	191.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	127.540	145,139
BMT	Basement	1,096	54.430	59,652
Net Sketched Area:		2,234	Total:	204,791
Size Ad	1138	Gross Are	2234	FinArea 1850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: